

TRANSFER  
TAX  
PAIDQUITCLAIM DEED  
017645

**Gerald E. Roy**, of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to **Chinook Building and Development, LLC**, a Maine limited liability company, with its principal place of business in Benton, County of Kennebec, State of Maine, and with a mailing address of P.O. Box 544, Fairfield, ME 04937, with quitclaim covenant, the land in the City of Waterville, County of Kennebec and State of Maine, as follows, to wit:

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**Parcel One:** A certain parcel of land with any improvements thereon, situated in the City of Waterville, Kennebec County, Maine, being described as follows, to wit:

Beginning at the northeast corner of land formerly owned by Amy K. Jones whose deed is recorded in the Kennebec County Registry of Deeds in Book 1593, Page 858, at an iron pipe found in the ground along the southerly line of Lincoln Street;

Thence along the easterly line of Jones South 01° 27' 32" East a distance of 100.00 feet to an iron pipe found in the ground;

Thence along the southerly line of Jones South 88° 32' 21" West a distance of 75.00 feet to an iron pipe found in the ground;

Thence South 01° 27' 32" East a distance of 328.19 feet to a capped 5/8ths inch rebar scribed John Pickett P.L.S. 351 set in the ground;

Thence South 88° 42' 08" West (inadvertently stated as South 86° 42' 08" West in a prior deed as scrivener's error) a distance of 744.61 feet to a capped 5/8ths inch iron rebar scribed John Picket P.L.S. 351 set in the ground;

Thence South 65° 57' 07" East a distance of 410.62 feet to a capped 5/8ths inch iron rebar scribed John Picket P.L.S. 351 set in the ground;

Thence South 16° 27' 49" West a distance of 14.27 feet to a capped 5/8ths inch iron rebar scribed John Picket P.L.S. 351 set in the ground;

Thence South 65° 57' 07" East a distance of 442.57 feet to a capped 5/8ths inch iron rebar scribed John Picket P.L.S. 351 set in the ground;

Thence North 51° 28' 22" East a distance of 781.33 feet to a capped 5/8ths inch iron rebar scribed John Picket P.L.S. 351 set in the ground;

Thence along the westerly line of Phase 1 of Lincoln Woods North 37° 17' 40" West a distance of 105.97 feet to a capped 5/8ths inch iron rebar scribed John Picket P.L.S. 351 set in the ground;

Thence South 56° 40' 23" West a distance of 121.18 feet to a capped 5/8ths inch iron rebar scribed John Picket P.L.S. 351 set in the ground;

Thence North 01° 27' 47" West a distance of 314.20 feet to a capped 5/8ths inch iron rebar scribed John Picket P.L.S. 351 set in the ground along the southerly line of Lincoln Street;

Thence along the southerly line of Lincoln Street South 88° 32' 19" West a distance of 404.50 feet to the point of beginning.

Area of said parcel being 10.5 acres.

Said premises are subject to a thirty (30) foot easement to the Waterville Sewerage District by deed of Hubert and Maggie Jean Brooks dated June 15, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1585, Page 827; and also another easement granted to the Waterville Sewerage District by deed of Gerald E. Roy dated August 6, 1998 and recorded in said Registry in Book 5703, Page 172.

Also subject to the rights of Central Maine Power Company along said Lincoln Street.

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Being the same premises conveyed by Quitclaim Deed dated September 2, 1993 from Key Bank of Maine to Gerald E. Roy recorded in the Kennebec County Registry of Deeds in Book 4484, Page 175.

**Parcel Two:** A certain lot or parcel of land with any improvements thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point in the southerly line of the right of way of the Fairfield and Oakland Railway which point indicated the northwest corner of the land now or formerly of Herbert Brooks and which point indicates the northeast corner of land now or formerly of Frank Esty; thence southerly along the east line of land now or formerly of Frank Esty one hundred (100) feet; thence easterly at a right angle to the said east line now or formerly of Frank Esty seventy-five (75) feet; thence northerly in a line parallel to the said east line now or formerly of Frank Esty one hundred (100) feet to the said south line of said right of way of the Fairfield and Oakland Railway; thence westerly along said right of way to the point of beginning; together with any reversionary or other interest or right which the said Herbert Brooks may have in that portion of said right of way next northerly of the herein deeded premises.

Being the same premises conveyed to Gerald Roy by Deed of Sale by Special Administrator of Joseph P. Irish, Special Administrator of the Estate of Amy K. Jones dated January 11, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6465, Page 7.

Any pipes presently located on either of the above-described parcels are included in the sale and are hereby conveyed.

IN WITNESS WHEREOF, I have set my hand and seal on this 30<sup>TH</sup> day of MAY, 2003.

Signed, Sealed and Delivered  
in the presence of

William P. Dubord  
Witness

Gerald E. Roy  
Gerald E. Roy

STATE OF MAINE  
County of Kennebec, ss.

Dated: MAY 30, 2003.

Personally appeared before me on the day and year aforesaid, the above-named Gerald E. Roy and acknowledged the foregoing instrument to be his free act and deed.

Before me,



William P. Dubord  
Notary Public

WILLIAM P. DUBORD  
Attorney At Law  
Notary Public  
My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.

2003 JUN -2 AM 9:00

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REGISTER OF DEEDS